



# Drexel, Barrell & Co.

October 21, 2021

El Paso County Planning & Community Development  
Attn: Ryan Howser, Planner II  
2880 International Circle  
Colorado Springs, CO 80910  
719-520-6300

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

3 South 7<sup>th</sup> Street  
Colorado Springs,  
Colorado 80905-1501

719 260-0887  
719 260-8352 Fax

**RE: Letter of Intent  
Mikey's Total Car Care  
Lot 3, Lakeshore Industrial Park Special Use and Site Development  
Plan**

Mr. Howser,

On behalf of Mikey's Total Car Care, LLC, please accept this letter of intent and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for your review and approval of a proposed Special Use and Site Development Plan of Lot 3, Lakeshore Industrial Park. The 1.00 acre site currently consists of an existing 5,625 sf building being used as a commercial vehicle repair garage, as well as existing parking lot, landscaping and storage areas. No changes are proposed to the site, parking lot, or site grading. The building was constructed 20 years ago in 2001 and has been used as a warehouse for the first approximate 15 years and as a vehicle repair garage for the last approximate 5 years. The site was constructed prior to the Land Development Code, Master Plan or Water Master Plan criteria coming into existence.

### **Location / Site**

The site is located north of Lake Shore Court which is in the general area southeast of Powers Blvd. and Constitution Ave. The site subject area consists of Lot 3, Lakeshore Industrial Park.

### **Land Use**

Lot 3 is currently being utilized as a commercial lot for a vehicle repair garage. The attached DP outlines the existing layout of the property.

### **Zoning**

The current property zoning is I-2 CAD-O (light industrial). The current land use is not within its specified zoning. This letter of intent and development plan submittal is to request a Special Use from this zoning. The building was constructed 20 years ago in 2001, no site changes are being made at this time.

The criteria for Special Use approval has been met in the following ways:

- The special use is generally consistent with the applicable Master Plan *The vehicle repair garage is consistent with the El Paso County 2021 Master Plan's Vision, Core Principles and Goals as well as being consistent as part of the Employment center within an employment priority area. One of the primary land uses of the Employment Center placetype is light industrial, which a vehicle repair garage would be consistent with. One of the supporting land uses of the Employment Center placetype is Commercial Service, which the vehicle repair garage is also consistent with. The first goal of the Master Plan is Land Use & Development and states, "Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County." The vehicle repair garage is a compatible land use with the surrounding land uses and will preserve the character of the area of the County in which it is located. The third goal of the Master Plan is Economic Development, which states, "Strengthen the economy with a skilled workforce and targeted investment." The vehicle garage meets this goal by offering a skilled workforce environment which strengthens the economy. The first goal of the Water Master Plan is "Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development." The building and water service line were constructed 20 years ago in 2001 and the water quantity, dependability and quality has met this goal and no change in water use is anticipated. The second goal of the Water Master Plan is "Integrate water and land use planning." When the building was built in 2001, water supply was planned for as part of the development and is accounted for with the Cherokee Metropolitan District which serves the property. The third goal of the Water Master Plan is "Promote awareness of environmental issues associated with water use." There is no plan for increased domestic or irrigation water usage for the site, keeping in line with the goal by not utilizing more water resources.*
- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area *A vehicle repair garage in a light industrial zoned area is compatible with the surrounding businesses and is in harmony with them. It does not disrupt their ability to do business in any way and vice versa.*
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner *The vehicle repair garage does not overburden the capacity of public facilities. It has been in existence for approximately 5 years now and will not begin to cause an impact at this point in time, especially since no changes are being made to the site. Prior use was warehouse which also had minimal impact on public facilities.*

- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access *A vehicle repair garage will not and has not created traffic congestion or hazards and its access is legal and adequate. A traffic memo has been submitted to El Paso County. Historic ADT for storage use is 18 ADT. Proposed ADT as an Auto Repair Shop would be 67 ADT, well under an increase of 100 ADT where road impact fees would be applicable.*
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution *The vehicle repair garage will, and does, comply with all of these local, state, and federal laws and regulations. There is no existing or proposed site lighting in the parking lot and storage areas. It has been in existence for approximately 5 years now and has been following all other laws and regulations with the exception of this special use request. No changes are being made to the site.*
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County *A vehicle repair garage will not and has not been detrimental to the health, safety and welfare of the people of El Paso County. It has been in existence for approximately 5 years now and will not begin to be detrimental to public health at this point in time, especially since no changes are being made to the site.*
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances *The use of this land as a vehicle repair garage conforms with all other County rules, regulations and ordinances. Per Table 5-5 in the Land Development Code, the setbacks for zone I-2 is 50 ft on the front and rear and 30 ft on the sides. The location of the existing building on the site meets this criteria. The site also meets the minimum lot size criteria of 1 acre and the building is less than the max height of 45 ft.*

### **Access / Roadways**

The site is accessed from a private shared driveway on the east side of the site, which connects to Lake Shore Court.

### **Utility Services**

Wastewater, Water, Electric and Gas services are currently existing on the site. Wastewater and Water are currently provided by Cherokee Metropolitan District. Electric and Gas are currently provided by Colorado Springs Utilities. No changes are proposed.

### **Schools**

The project is located within Falcon School District #49.

**Grading/Drainage**

The majority of the site generally slopes to the southeast towards the driveway at a slope of ~1%.

A drainage report for the property has been submitted for review with this submittal package. There is no proposed grading for this project site, all existing drainage patterns will remain and will not adversely affect any adjacent properties.

We trust you find our application and request for the Special Use and Site Development Plan for Lot 3, Lakeshore Industrial Park acceptable. We look forward to working with the County in processing the application and submittal. Please call if you have any questions or require any additional information.

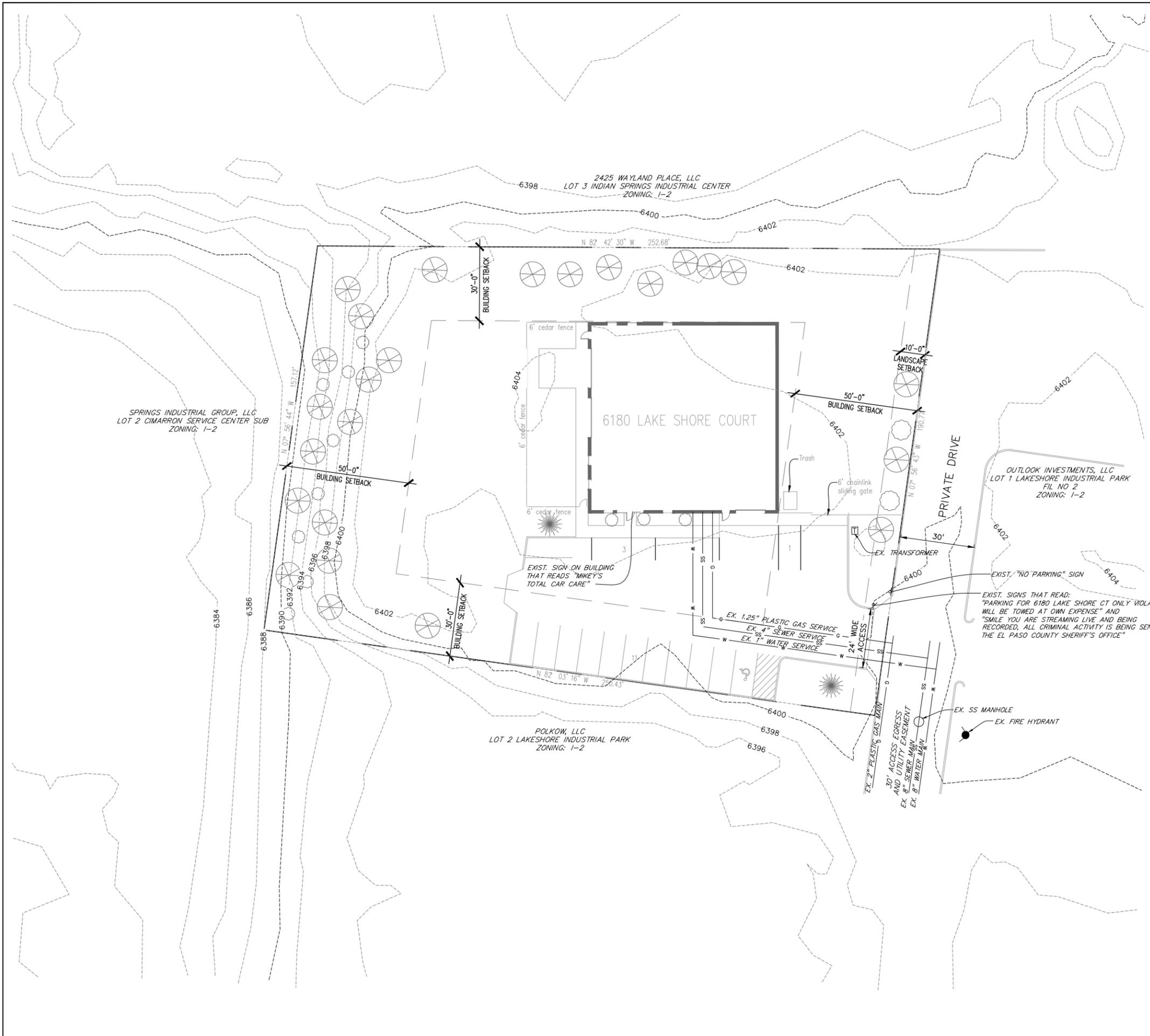
Respectfully,

*Drexel, Barrell & Co.*

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Tim D. McConnell, P.E.  
Principal, Regional Manager

Enclosures: Development Plan



**LEGEND**

---	EX. MINOR CONTOUR
-----6800-----	EX. MAJOR CONTOUR
---	CURB FLOWLINE
---	PROPERTY BOUNDARY
G	EXISTING GAS LINE
SS	EXISTING SANITARY LINE
W	EXISTING WATER LINE
☀	EXISTING CONIFEROUS TREE
⊗	EXISTING DECIDUOUS TREE
⊙	EXISTING SHRUBS

- NOTES:**
1. ALL LANDSCAPING IS EXISTING. NO CHANGES ARE PROPOSED
  2. ALL SIGNAGE IS EXISTING. NO CHANGES ARE PROPOSED
  3. THERE IS NO EXISTING SITE LIGHTING
  4. PER THE PLAT THERE ARE NO SIDE OR REAR LOT LINE PUBLIC UTILITY EASEMENTS

PREPARED BY:

**DREXEL, BARRELL & CO.**  
 Engineers • Surveyors  
 3 SOUTH 7TH STREET  
 COLORADO SPGS, COLORADO 80905  
 CONTACT: TIM D. McCONNELL, P.E.  
 (719)260-0887  
 BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

**CMG CORPORATION**  
 6615 VINCENT DRIVE  
 COLORADO SPRINGS, CO 80918  
 CONTACT: CHRIS RICHARDSON  
 719-573-0159

DEVELOPMENT PLANS FOR:  
**MIKEY'S TOTAL CAR CARE**  
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/26/21
LATEST ISSUE	10/21/21
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21541-00 SP01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=20'  
 VERTICAL: N/A

**PRELIMINARY SITE PLAN**

PROJECT NO. 21541-00CSCV  
 DRAWING NO.

**SP01**

**811** Know what's below.  
 Call before you dig.  
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.